

Dear Sir and Madam,

I am very concerned that Hamilton Council is considering limits for home sharing in the City. With housing prices, rents and interest rates high, home sharing through short term rentals has become a very important part of people's ability to live in the city.

I am a senior citizen living on a Pension and I own a legal duplex in Crown Point East, in Hamilton. I regularly rent out my second apartment, mostly through Airbnb, in order to keep and maintain my home. Without this extra income, I would not be able to pay my utilities, taxes, repairs and my mortgage, especially now that interest rates have risen dramatically. I understand that fully 25% of Airbnb Hosts in Hamilton are seniors like me. Renting my unit to a long-term tenant is not a possibility for me. Last year, I had long-term tenants who, among other things, were delinquent in their rent to me. I consulted a lawyer and was shocked to learn that it would take in upwards of 10 months to evict these tenants. Ten months with no rental income and massive legal bills boded poorly for me to be able to keep my house.

I had to call the police on these tenants for threatening me personally and for what appeared to be illegal drug activity in the apartment. I was so upset at the time that I moved out of my home and in with family for a month. Luckily, the tenants decided that my apartment was not conducive to their businesses and moved out on their own accord.

This enabled me to keep my home. I then decided that I could not afford, to risk losing money and my home by renting my apartment long-term to another bad tenant who also frightened my neighbours. So I furnished my rental apartment with used but nice and registered with Airbnb for short-term rentals. My shortest stay is 1 week.

I am very happy with my decision to rent through Airbnb because I am offered good guests through them and have had only positive experiences in renting my place. Having the regular income for my hosting has enabled me to keep my home and not add to Hamilton's long wait lists for affordable rentals for seniors. My neighbours are also happy that I have good tenants/guests who do not disturb their peace.

An added bonus of having my short-term rentals from all over the world is that I am able to add to the tourism economy of my neighborhood. I have prepared a local guide that I give to my guests with recommendations of the stores, restaurants, services and attractions of my beloved Crown Point neighborhood. It pleases that I can send customers to my local businesses

to spend money in their shops. It works both ways since very few of my guests have cars and it pleases them that they can shop and eat within walking distance of their accommodations.

I know that short-term rentals, particularly the weekend only ones, have caused problems in some cities but that can easily be corrected with minor restrictions and perhaps a hosting fee.

I urge you to consider in your report the needs of the hosts of Short Term Rentals. Most of us do it to help defray the high cost of owning a house in Hamilton. We are certainly not rich businessmen who own multiple units and don't care about disturbing their neighbors.

Thank you for your attention.

Lilli Jones